January 7, 1958

RE: HAINES, ALASKA
(John J. Schnabel Purchase of
Lots 10, 11 & 12)

Robert Boochever, Esq.
Faulkner, Banfield & Boochever
P.O.Box 1121
Juneau, Alaska

Dear Bob:

I have heard nothing from you regarding the above matter since receiving the copy of your letter of December 6, 1957 to Mr. Schnabel. Won't you please let me hear from you as soon as possible advising how matters stand to date?

With kind regards, I am

Sincerely yours,

Lucien H. Tribus
Legal Counsel

D.
cc: Dept.of Educational & Medical Work

Miss Blackfeather

167

January 17, 1958

RE: HAINES, ALASKA
Lot 7, Block 2

Mr. Don Douglas
Haines Garage
Haines, Alaska

Dear Mr. Douglas:

We have had no reply to our letter to you of November 7, 1957 regarding the above captioned lot. Unless we have a reply to this letter within a reasonable time, we shall discontinue your name as a prospect.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:D
cc: Dept.of Educational & Medical Work

Miss Glenfield

January 17, 1958

RE: HAINES, ALASKA
(4.34 Acre Tract to
Gene Sneed)

Mr. Ernest Lindquist
P.O.Box 2
Haines, Alaska

Dear Mr. Lindquist:

We have had no word whatsoever from Mr. Gene Sneed. It would appear to me that he has lost interest. Therefore I shall discontinue further correspondence unless of course I hear from him.

Thanking you for all that you have done, I am

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:D
cc: Dept.of Educational & Medical Work ✓

JAN 20 1958

January 17, 1958

RE: HAINES, ALASKA

Mr. Kenneth L. Searcey
Box 153
Haines, Alaska

Dear Mr. Searcey:

We have had no reply to our letter to you of December 6, 1957 regarding the property in which you were interested. Unless we have a reply to this letter within a reasonable time, we shall discontinue your name as a prospect.

Sincerely yours,

LHT

Lucien H. Tribus
Legal Counsel

LHT:D
cc: Dept.of Educational & Medical Work

2/28

Mr. William D. Wiley

January 22, 1958

Katharine E. Gladfelter

Haines House

Board's Property in Haines

We have just had copies of letters from Mr. Tribus to the three persons listed below stating that, since he has had no replies to letters relative to lots on the Board's property in Haines, their names will be dropped as prospects, unless replies are received within a reasonable time:

Mr. Kenneth L. Searcey
Mr. Don Douglas
Mr. Ernest Lindquist

The purpose of this letter now is to be sure that none of those named is connected in any way with the Southern Baptist Church group which was seeking a lot last summer and which was turned down. It was suggested, after I was in Haines, that the group might try to buy through another person.

KEG:md

HAINES 5 & 10¢ Store

Box 153 HAINES, ALASKA Phone 295

January 22, 1958

Mr. Lucien H. Tribus
Board of National Missions
156 Fifth Ave., New York, N.Y.

Dear Mr. Tribus:

As soon as I received your letter of Dec. 6th, 1957 I went to see Mr. Muncaster and Mr. Wiley. Mr. Muncaster showed me on the map how to find the approximate corners of the property, as he had not surveyed it. I showed the location to Mr. Wiley and he was to take it up with the Executive Committee at the Mission.

In the meantime Mr. Muncaster was taken ill and had to go to Juneau for an operation and is still there. As the Executive Committee wanted to talk to Mr. Muncaster in regards to future planning before giving their approval, and he is not here, nothing has been done.

I am certainly still interested in the property and would like to have a decision as soon as possible, as I told you in the first letter. I was waiting for word from Mr. Wiley to anser your letter, as I understood that the next move was up to him and Mr. Muncaster.

Very truly yours,

s/ KENNETH L. SEARCEY

January 28, 1958

RE: HAINES, ALASKA

Mr. Kenneth L. Searcey
Box 153
Haines, Alaska

Dear Mr. Searcey:

Thank you for your letter of January 22, 1958. I have written to Mr. Wiley on this matter and will get in touch with you again as soon as I have something to report.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

D.
cc: Dept.of Educational & Medical Work

JAN 29 19

January 28, 1958

RE: HAINES, ALASKA

Mr. William D. Wiley, Superintendent
Haines House
Haines, Alaska

Dear Mr. Wiley:

Attached is copy of a letter dated January 22, 1958 from Mr. Kenneth L. Searcey regarding the Haines property in which he is interested. Will you kindly let me have your opinion in this matter at your early convenience?

With kind regards, I am

Sincerely yours,

L.N.T.

Lucien H. Tribus
Legal Counsel

D.
Enc.
cc: Dept.of Educational & Medical Work ✓

February 25, 1958

RE: HAINES, ALASKA
(Corrective Deed to
John J. Schnabel dated 2/24/58)
Premises: Lots 10, 11 & 12 in
Block "B"

Mr. John J. Schnabel, General Manager
Haines Lumber Company, Inc.
Haines, Alaska

Dear John:

I am enclosing herein a corrective deed to the property conveyed to you by deed dated December 2, 1957, as the description contained therein was incorrectly given, the designation Block "B" having been omitted therefrom. Please see that this corrective deed dated February 24, 1958 is properly recorded. We are sorry to cause you any inconvenience in this matter.

With kind regards, I am

Sincerely yours,

L. H. T.

Lucien H. Tribus
Legal Counsel

D.
cc: Faulkner, Banfield & Boochever
Dept. of Educational & Medical Work

FEB 13 1958

DEPARTMENTAL CORRESPONDENCE
Department of Educational and Medical Work
Board of National Missions

TO: Miss Katharine E. Gladfelter **DATE:** February 10, 1958

FROM: William D. Wiley

STATION: Haines House, Haines, Alaska **SUBJECT:** Property Leases

I am sorry, also, about the delay in answering the property lease request of Mr. Searcy. Shortly before being take to the hospital, Mr. Muncaster came down to see me over his concern and personal objection th this lease. I was busy at the time, and we were going to meet together later, not knowing that Mr. Muncaster would be rushed to the hospital and have to remain for such a long period.

I do know Mr. Muncaster is very much interested and concerned about the mission in general, and I was quite anxious to hear from him. However, I feel we cannot delay any longer, and after discussing the matter with the executive committee, here is our recommendation.

As nearly as I can determine without the help of Mr. Muncaster, the area Mr. Searcy is interested in is designated #1 on the drawing. Although Mr. Searcy did not comply with the instructions of Mr. Tribus in talking together with Mr. Muncaster and myself, we feel that on the surface his request has been reasonable, and the fact that Mr. Searcy is now Mayor of Haines, he is in a position to work with us or against us.

We feel that the following requirements or restrictions should be agreed to in the lease. The building should be not more than one story beginning at a level not higher than the present road level; the lessee to provide adequate parking area on the leased property to prevent congestion on the road, and to avoid parking on the mission grounds; that the building, grounds and parking area be kept attractive; that no sub-lease be permitted. We assume the standard restrictions of no liquor, etc., will be included by the Board.

There is strong rumor in the community that Searcy is deeply in debt, and this was one of the questions of Mr. Muncaster, who felt that if Searcy was going to do anything with the land, that it would have to be extremely profitable, and that if anyone deserved to profit from the property it should be the mission.

Neither Mr. Douglas nor Mr. Lindquist has made a request for a lease from me.

William D. Wiley

WDW:ec
CC: LTribus.

DEPARTMENTAL CORRESPONDENCE
Department of Educational and Medical Work
Board of National Missions

TO: Miss Katharine E. Gladfelter **DATE:** February 10, 1958

FROM: William D. Wiley

STATION: Haines House, Haines, Alaska **SUBJECT:** Information concerning leases., ditches, farm program, root cellar.

We are sorry for the delay in some of these answers and information, but so much of it is tied together, and I was in hopes of going over maps and surveys with Mr. Muncaster as he is so familiar with our program and lay-out, as well as being an excellent source of information on community planning and program.

Mr. Muncaster, however, was sent on to Seattle from the hospital in Juneau, and has not yet returned. So I have tried to get as much information on a rough sketched drawing which I have made from some of Mr. Muncaster's surveys, and from the information which Mr. Lippincott and I have gathered. I will be referring to this drawing in several of the enclosed letters. Incidentally it is easier to read it, if it is placed on top of white paper.

William D. Wiley

WDW:ec

DEPARTMENTAL CORRESPONDENCE
Department of Educational and Medical Work
Board of National Missions

TO: Miss Katharine E. Gladfelter **DATE:** February 10, 1958

FROM: William D. Wiley

STATION: Haines House, Haines, Alaska **SUBJECT:** Property Lease Request - Ted Gregg

Mr. Gregg has been over twice to see me about leasing property. In looking over the map, I find that he is requesting the same area that Mr. Searcy requested. I informed Ted that there was already a request for that property, but he still wanted his bid in for that area. We feel that Mr. Gregg's request is quite reasonable from the standpoint of his business. We feel that Mr. Gregg, as well as Mr. Searcy have kept their present business locations neat and attractive. If the Board considers all else equal, then I presume, Mr. Searcy would be given first choice on the #1 lease, on the basis of having made the first request, and perhaps Mr. Gregg would consider the #2 lease as marked on the drawing.

We feel that the same requirements or restrictions should be agreed to in this lease. The building should be no more than one story beginning at a level not higher than the present road level; the lessee to provide adequate parking area on the leased property to prevent congestion on the road, and to avoid parking on the missions grounds; that the building, grounds and parking area be kept attractive ; that no sub-lease be permitted. We assume the standard restrictions of no liquor, etc., will be included by the Board.

The executive committee is very strongly of the opinion that not more than two lots should be leased on this area, and that if there are any more requests, they should not be considered at all unless they are a a minimum of 400 feet down the beach from lot #2 as indicated on the map.

William D. Wiley

WDW:ec
CC: L.Tribus

LEGAL COUNSEL—Mr. Lucien H. Tribus
Katharine E. Gladfelter
Correspondence From Mr. Wiley, Haines House, Alaska, Re Property

February 17, 1958
(Dict'd 2-14-58)

The morning mail has brought a deluge of letters from Mr. Wiley, several of them about property.

I am about to leave for the plans on a field trip to New Mexico and, consequently, cannot handle any of this correspondence until I return as I am writing Mr. Wiley. Will you, therefore, please simply hold the copies of the letters which were sent to you until we can discuss them on my return? As you know, I want to be sure of just what property we are about to dispose of before any commitments are made.

KEG:md
Dictated by Miss Gladfelter
but signed in her absence

Katharine E. Gladfelter

Mr. William D. Wiley

Katharine E. Gladfelter

Haines House

February 17, 1958
(Dict'd 2-14-58)

Correspondence

SOS! Don't you want to keep us from being swamped in the office by spreading out your mail rather than, as has happened today, having ten letters arrive in the same mail! This presents a problem as I am about to leave for ten days in New Mexico and cannot handle all of your letters before I go. They cover items which I normally handle and so will have to be held until my return.

I also suggest that where you write about property matters and provide a copy for Mr. Tribus, which is, of course, helpful, that you send the original and the copy to me. I frequently want to add a comment on property recommendations and like to do this when the executive's report is sent to Mr. Tribus rather than separately.

KEG:md
Dictated by Miss Gladfelter
but signed in her absence

DEPARTMENTAL CORRESPONDENCE
Department of Educational and Medical Work
Board of National Missions

TO: Miss Katharine E. Gladfelter **DATE:** March 4, 1958

FROM: William D. Wiley

STATION: Haines House, Haines, Alaska **SUBJECT:** Leases on Property

Mr. Muncaster has now returned from the hospital, and reports that after the operation, the Doctor told him that according to the condition of his intestines, he should have died from a disease he had when he was twelve years old, but he is looking good now, and we are glad to have him back.

He was here for dinner Sunday, and in talking with him, he made a strong recommendation that we not lease the beach property until after the boat harbor is completed. He feels that if someone leases a fifty foot strip along the road, that after the contract has been let for the dredging of the boat harbor, that they might arrange to have the dredgings pumped on that area of the beach and claim a sizable portion of reclaimed land through the fifty foot access which the lease would give them. He felt further, that if the dredgings were pumped to that area, the mission should be the one to benefit. Regardless of that, he felt the requested area would be highly sought after in the future.

The executive committee and myself are in strong agreement with this recommendation of Mr. Muncaster, as it makes good sense, and also because we know he has been a good friend of the mission for many years.

If you are in agreement with this, when you write to Mr. Searcy and Mr. Gregg, it would be good to tell them that when the boat harbor is further along, and we are ready to lease beach front property, that their requests will be given priority.

William D. Wiley

WDW:ec
CC: Mr. Tribus

March 4, 1958

RE: HAINES, ALASKA

Mr. Kenneth L. Searcey
Box 153
Haines, Alaska

Dear Mr. Searcey:

I appreciate your writing to me about the water front property and I know that you have always been interested in having a lot there. I am personally willing to refer your request to the Real Estate Committee of this Board and I assure you that you will receive serious consideration. I am also quite anxious to provide space for the little gift shop and ferry ticket office operated by Mr. Gregg.

One of the most important considerations which the Committee will be concerned with is the type of architecture of both buildings. I would suggest that you send me a sketch showing the exact location of the property that you desire with respect to the boat harbor and also a sketch of the building which you will erect. You might have Mr. Wiley pass on this before sending it on to me. I have asked Mr. Gregg to do the same thing. I do not believe that it will make much difference to you which property is closest to the small boat harbor but of course it is very important to Mr. Gregg to have his ticket office and gift shop as close as possible to the ferry terminus. We want to be fair to all persons and we also want to make sure that the improvements along the water front are harmonious and will not detract from the church or the school. I know that you as Mayor of the City of Haines are very much concerned with the development of the city.

With kind personal regards, I am

Sincerely yours,

LHT

Lucien H. Tribus
Legal Counsel

LHT:D
cc: Mr. Wm. D. Wiley
Miss Katharine E. Gladfelter
Mr. Thos. N. Cox

3/30

LEGAL COUNSEL—Mr. Lucien H. Tribus
Katharine E. Gladfelter
Rental of Haines Property, Haines, Alaska

March 6, 1950

This is to record the consensus in our discussion of the Haines property that we would be willing to rent the two lots in which Mr. Searcy and Mr. Gregg are interested, providing satisfactory terms can be worked out, but that none of the potentially very valuable beach front area will be sold.

Please note the following requirements recommended in Mr. Wiley's letter of February 10, a copy of which was sent you:

> "The building should be no more than one story beginning at a level not higher than the present road level; the lessee to provide acequate parking area on the leased property to prevent congestion on the road, and to avoid parking on the missions grounds; that the building, grounds and parking area be kept attractive; that no sub-lease be permitted. We assume the standard restrictions of no liquor, etc., will be included by the Board.
>
> "The Executive Committee of Haines House is very strongly of the opinion that not more than two lots should be leased on this area, and that if there are any more requests, they should not be considered at all unless they are a minimum of 400 feet down the beach from lot #2 as indicated on the map."

I would not be in favor of releasing any beach area aside from the two lots in question.

KEG:md
cc: Mr. Wiley

Katharine E. Gladfelter

5/1

LEGAL COUNSEL--Mr. Lucien H. Tribus
Katharine E. Gladfelter
Haines, Alaska--Leases on Property- Beach front — March 10, 1958

I am hastening to send you the attached copy of Mr. Wiley's letter of March 4 about leases on the beach front property.

It seems to me that Mr. Wiley's recommendation, which is actually the recommendation of Mr. Muncaster, is a sound one. I recommend, therefore, that we enter into no leases on the beach front property at the present time, but notify Mr. Searcy and Mr. Gregg that when the boat harbor is further along and we are ready to consider leasing beach front property their requests will be given priority.

KEG:md
Att.

Katharine E. Gladfelter

APR 7 1958

DEPARTMENTAL CORRESPONDENCE
Department of Educational and Medical Work
Board of National Missions

TO: Miss Katharine E. Gladfelter **DATE:** April 1, 1958

FROM: William D. Wiley

STATION: Haines House, Haines, Alaska **SUBJECT:** Searcy Lease

As I have explained in the letter concerning our beach property, you can see that Mr. Searcy's set up is very closely connected with the property situation, as he showed on his plans a marine way which would be constructed on the tidelands involved.

I saw no personal objection to the proposed building, and other facilities of Mr. Searcy. There was concern expressed to me that operations of the extent of Mr. Searcy's proposals might very possibly leave a boat grave yard on our beach.

William D. Wiley

WDW:ec
CC: Mr. Tribus

DOCKET

RE: HAINES, ALASKA

Mr. Kenneth L. Searcey and Tresham D. Gregg, Jr. of Haines, Alaska, are desirous of either purchasing or leasing two small plots of ground adjacent to the small boat harbor at Haines, Alaska. Mr. Kenneth Searcey is the Mayor of the City of Haines and Mr. Tresham Gregg operates a small curio store and ferry ticket office at Port Chilkoot. Mr. Searcey intends to construct an attractive sales room and small boat marina and Mr. Gregg intends to construct a small curio shop.

RECOMMEND, That, subject to the approval of the Chairman of the Board's Real Estate Committee, the Treasurer and the Board's Legal Counsel be and hereby are authorized to enter into two separate leases for a period of not longer than twenty (20) years for each lease with Mr. Kenneth L. Searcey and Mr. Tresham D. Gregg, Jr. at such price and terms which may be negotiated, and further conditioned that each building shall be no more than one (1) story beginning at a level not higher than the present road level, the lessee to provide or arrange for parking area if possible on the leased property so that there will be no congestion on the road or on the Haines Mission grounds, that the buildings, grounds and parking area are to be kept attractive and that no liquor will be sold on the premises.

5/12/58

LHT:D
April 18, 1958

Mrs. Shotwell

May 13, 1950

Re: HAINES, ALASKA
(Kenneth L. Searcey
Tresham D. Gregg, Jr.)

Burke Riley, Esq.
Haines
Alaska

Dear Burke:

I presented a docket item to the Real Estate Committee of the Board jointly with the Board's Finance Committee on April 18, 1950. Enclosed please find a copy of the docket item, which was approved. The way is now open to negotiate with Mr. Kenneth L. Searcey and Mr. Tresham D. Gregg, Jr. for a long term lease to both parties. Mr. Searcey's property would be immediately adjacent to the small boat basin and Mr. Gregg's immediately adjacent to Mr. Searcey's. I would suggest that you discuss terms with both of the parties and then arrange with Mr. Lancaster to make a survey, at their expense, of the areas to be included in the proposed leases.

I have not made any mention of rents as yet because I think that this important matter should first be discussed with both Mr. Searcey and Mr. Gregg. Secondly, it will be necessary for both Mr. Searcey and Mr. Gregg to submit reasonably accurate building plans for the reason that we want to be sure that neither of the buildings obstructs the view from the buildings on the campus and that they are harmonious and will be a definite improvement to Haines. In other words we are now in a position definitely to get under way and negotiate reasonable terms for a more formal contract to be entered into after there is a meeting of the minds.

Each lease will have to contain an accurate metes and bounds description based on a survey by Mr. Lancaster; the income from each lease to the Board must be net; the lease should provide that the lessees must remove the buildings at the termination of the lease unless it is renewed within a definite period of time otherwise the buildings will belong to the Board by forfeiture. There will necessarily be attorneys' fees to be considered and these should be considered in advance as part of the negotiation. We do not wish either lease to take effect until after the boat harbor has been completed. Mr. Lancaster has made definite recommendations to this effect and we all feel that his advice is excellent and should be followed.

My assistant, Mr. William E. Irvine, will be in Haines the latter part of June.

Please let me hear from you.

Sincerely yours,

L.V.-1

Lucien V. Prime
Legal Counsel

LVP:d
Enc.
cc: E.Lancaster
Wm.E.Riley - Fd. & Sed.

7/31
Mr. Irvine departed that Mr. Gregg has no longer wishes to lease. L.V.P.

June 10, 1958

RE: HAINES, ALASKA
(Kenneth L. Searcey)

Burke Riley, Esq.
Attorney at Law
Haines, Alaska

Dear Burke:

I submitted your letter of May 28, 1958 to Mr. Thos. R. Cox who is the Chairman of our Real Estate Committee and after consultation with him and other members of the committee the committee has approved entering into a ten year lease with Mr. Kenneth L. Searcey at a net monthly rental of $25.00 per month. The lease may contain a provision for a 5-year renewal option on terms to be negotiated at a rental not in excess of $50 per month. The lease must contain the provision that the tenant is to pay any and all taxes, insurance, assessments or other charges of any nature whatsoever, and that during the period of the tenancy he shall carry a policy of liability insurance insuring both himself and the Board with limits of $100/$200,000 at his own cost and expense.

We understand that the frontage is to be 50' and that the area concerned will be immediately south and adjoining the southern extremity of the small boat harbor area, the exact location to be determined by Mr. Muncaster, and the metes and bounds description fully set forth in the lease. The improvement to be erected by Mr. Searcey will be along the lines of the sketch with which he supplied my office. The lease is to provide that the improvements will be maintained and kept in good order and repair by Mr. Searcey during the term of the tenancy. The lease is to provide that he will take no steps to acquire title to the tidal lands or in any way interfere with the Board's present ownership, and that in the event of a default the Board may take possession of the land and building upon 60 days notice in writing, the notice to be directed to the last known address of Mr. Searcey. The lease is to provide that the building is to be removed by Mr. Searcey at the expiration of the lease or, if not removed within a period of 90 days it is to become the property of the Board or the Board's successors. These are the general legal terms.

I am very happy to have Mr. Searcey as a tenant and I am sure that whatever he does will be a credit to the City of Haines and to our school.

I suggest that you prepare a draft of the lease and submit same for my consideration and that of the Chairman of the Real Estate Committee, and also that you let me know what your approximate charges will be for closing this transaction on our behalf.

One other matter, - the lease of course must contain a provision that no liquor will be sold, stored or distributed on the premises.

If these suggested terms meet with Mr. Searcey's approval then I think we can go right ahead. You have already had a copy of the docket item passed by the

Committee so that you are familiar with the requirements that the building not exceed one story and that there will be ample provision for parking.

Sincerely yours,

Lucien N. Tribus
Legal Counsel

LNT:D
cc: Mr. Thos. H. Cox
Dept. of Educational & Medical Work ✓

cc: Mr. Wiley

Copy

Excerpt from minutes of meeting of Haines Common Council held August 7, 1958

Mayor Searcey presented an application from himself as an independent citizen in the form of a letter, for the use of a portion of the area leased from the Board of National Missions. The letter is attached to, and becomes a part of these minutes.

Haines, Alaska
August 3, 1958

Haines Common Council
Haines, Alaska

Gentlemen:

The undersigned, contemplating installation of a marine service facility immediately south of the boat harbor area, as shown on the attached map. Lease from the property owner is now in process of preparation and lease is assured.

Under terms of the City's lease from the Board of National Missions of the Presbyterian Church, it is the responsibility of the city to see that all structures, including docks, ramps and runways on the leased premises be kept in good order and repair at the expenses of the city. Under this proposal, the undersigned would assume such expense as to the installation here proposed. Also, under the city's lease, design of buildings and improvements must be approved by the Advisory Board of the City of Haines, as well as by the Board of Missions. The latter approval has been given.

The undersigned proposes, subject to Council's approval, to construct a T-shaped float extending from the property to be leased by him northeasterly into the area leased by the City from the Board of Missions. The undersigned will, himself, undertake to obtain such approval, if any, as is required by the Corps of Engineers for the construction and placement of such float. Said T-shaped float will extend to the outer (southeasterly) edge, of toe of dredged area and slope in order to serve small craft entering or leaving said area. Subject to design approval by the Advisory Board of the City of Haines, undersigned requests a permit from the Common Council for the installation of said T-shaped float as mentioned above and as shown in the attached sketch, said permit to run for the same period of time as will undersigned lease from the Board of Missions, and with equivalent renewal provisions. In the event Council approval is given, the undersigned proposes the preparation of appropriate instruments whereby undersigned will assume responsibility to maintain said float in good order and repair, relieving the city of such obligation under its lease from the Board of Missions insofar as the instant installation is concerned.

Favorable action by the Council on this request will result:

1. In undersigned's seeking necessary design approval from the Advisory Board of the City of Haines.
2. Communication with the Corps of Engineers as to its interest, if any.
3. Preparation of appropriate agreement and resolution for city's action.

Very truly yours,

(Signed) Kenneth L. Searcey

OCT 20 1958

DEPARTMENTAL CORRESPONDENCE
Department of Educational and Medical Work
Board of National Missions

TO: Miss Katharine E. Gladfelter **DATE:** October 15, 1958

FROM: William D. Wiley

STATION: Haines House, Haines, Alaska **SUBJECT:** Searcy lease

I thought you would be interested in reading the enclosed request which Mr. Searcy presented to the Haines City Council at their August meeting. The City Council approved this request as it stood. I personally feel that Mr. Searcy has misrepresented the facts of the lease between the Board of National Missions and the City of Haines for the boat harbor. He has also stated that his plans have already been approved by the Board of Missions, and to my knowledge this approval has not yet been given. From my own opinion, we gave approval for the plans of a small boat shop and showroom. However, since the plans have now grown into a very extensive marineways, I do not feel that myself or the staff would approve such an installation right directly in front of our buildings. I am sure you will want to pass this on to Mr. Tribus.

William D Wiley

WDW:ec
CC: Mr. Tribus

Haines House

Searcy and

Gregg leases

Mr. Tribus
Miss Windham
Haines House, Haines, Alaska
Searcy Lease

October 21, 1958

Searcy Lease

In Miss Gladfelter's absence, I am hastening to send you the attached copy of Mr. Wiley's memo to Miss Gladfelter of October 15 about the Searcy lease and the letter presented by Mr. Searcy to the Haines Common Council. I hope that it will be possible for you to review your file of correspondence with Mr. Searcy within the next day or two so that we can talk about the very important question which Mr. Wiley has raised.

Lillian A. Windham

LAW:tc
Att.

Harris House

~~12/2~~ 3/27

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO

FROM DATE

RE: SEARCY LEASE

Excerpt from Mr. Tribus' letter of 10/31/58 to Mr. Burke Riley:

"We have heard indirectly that Mr. Searcey is planning for a rather elaborate marina. Mr. Wiley is somewhat disturbed over Mr. Searcey's plans. It is imperative that the actual construction plans be approved by the unit of medical and educational work and by our real estate committee before we can execute a lease with Mr. Searcey. He sent me some sketches some time ago which showed a very modest structure. These sketches were merely temporary and did not purport to be his final plans. I am sure that you realize, as our attorney, that we have to have plans which will not in any wise handicap the operation of the Commission."

Prop. Dev.

February 27, 1959

Mr. Lucien Tribus
Board of National Missions
156 Fifth Avenue
New York 10, New York

Dear Mr. Tribus: Re: Searcy Lease

Mr. Searcy was in to see me the other day, and asked if I had any information from you on his request for leasing beach property. I told him that I had no information for the past couple months on this proposed lease. Mr. Searcy said that he had had his lawyer, Burke Riley write to you, and also had written himself several weeks ago, asking for a definite answer one way or another concerning this lease, and shill has received no reply.

Mr. Searcy tells me that he has a couple of good deals in the making, but must make his own decision right away for them to go through, therefore he would like a positive answer right away, or even if the decision is negative he would like to know this so that he can cancel out his other possible arrangements.

I told Mr. Searcy that I recalled one of the problems when I was talking to you last November was the anticipation of the City extending the boat harbor, or putting across a diagonal breakwater which would extend across the area which he has requested to lease. Mr. Searcy's reply to this was that he was willing for the lease to be so stated as to move to the similar location at the outer limits of the boat harbor, if this is extended by the city.

As I give further thought to this suggestion, I realize that this would not be satisfactory to us since that would give a possible opportunity of having a building or establishment across from the farmer's cottage which we have already decided definitely against. I do feel we should give Mr. Searcy a reply as quickly as possible, even though it may be disappointing to him.

Very sincerely yours,

William D. Wiley, Director

WDW:ec
CC: KEGladfelter
Brian Cleworth

6/9

Lucien H. Tribus
Katharine E. Gladfelter
Searcy lease

March 11, 1959

I have just seen, on my return to the office, our copy of Mr. Wiley's letter to you of February 27th about the Searcy lease.

We can scarcely back out on the original proposal, but I am dead against the now s ito suggested in case the City extends the breakwater. We do not want to risk any establishment across from the farmer's cottage, which is so close to the road and the beach.

KEG:mw

cc: Mr. Wiley
cc: Mr. Cleworth

March 12, 1959

RE: HAINES, ALASKA

(Kenneth L. Searcey)

Burke Riley, Esq.
Attorney at Law
P.O.Box 2584
Juneau, Alaska

Dear Burke:

I am enclosing a copy of a letter I have just written to your client, Mr. Kenneth L. Searcey.

I note that you have not had a reply to your letter to Bill Irvine of January 22, 1959. As you can readily guess, Bill has had his hands full with my being out and the tremendous volume of business that passes through our office.

I hope that we can work out a good agreement with Mr. Searcey and one which will be satisfactory to the local people. As you know, they are inclined to be very watchful of the waterfront. However, as the Board is about to spend I think a very considerable amount of money in Haines, I cannot say that I do not sympathize with their position.

Mr. Cox joins me in regards.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:D
Enc.
cc: Mr.Thos. B.Cox

Miss Streufelter

March 12, 1959

RE: HAINES, ALASKA

Mr. Kenneth L. Searcey
Box 153
Haines, Alaska

Dear Mr. Searcey:

After consultation with Mr. Thomas B. Cox, who is Chairman of our Real Estate Committee, and other members of the committee, the committee has approved entering into a 10-year lease with you at a net monthly rental of $25.00 per month. The lease may contain a provision for a 5-year renewal option on terms to be negotiated at a rental not in excess of $50 per month. The lease must contain the provision that the tenant is to pay any and all taxes, insurance, assessments or any charges of any nature whatsoever imposed by the State of Alaska, the Municipality of Haines, the County, or any Governmental subdivision, and that during the period of the tenancy the tenant shall carry a policy of liability insurance insuring himself and the Board with limits of $100/200,000 at the tenant's own cost and expense.

The frontage leased is to be 50 feet and the area concerned will be immediately south and adjoining the southern extremity of the small boat harbor as found and described in the current lease with the City of Haines, the exact location to be determined by Mr. Duncaster, (or if he is not available, another surveyor), and a metes and bounds description is to be fully set forth in the lease, the survey to be made at the tenant's expense. The improvements to be erected shall be in conformity with the sketch submitted in the tenant's letter of February 1, 1959, photostatic copies of which sketch will be incorporated in the lease and made a part thereof.

The lease is to provide that the improvements will be maintained and kept in good repair by the tenant during the term of the tenancy. The lease is to provide that the tenant will take no steps to acquire title to the tidelands or in any way interfere with the Board's present ownership, and that in the event of a default the Board may take possession of the land and building, or buildings, upon 60 days notice in writing, the notice to be directed to the last known address of the tenant. The lease is to provide that the building is to be removed by the tenant at the expiration of the lease, or if not removed within a period of 90 days it is to become the property of the Board or the Board's successors.

These are the general legal terms except that the lease must contain a provision that no liquor will be stored, sold or distributed on the premises.

If you are in approval of the general terms set forth in this letter, I suggest that you have your attorney, Mr. Burke Riley, prepare a draft of the

Mr. Kenneth L. Searcey March 12, 1959

lease for execution by D. Allan Locke, Treasurer of the Board. Arrangements should also be made with Mr. Duncaster. I am sure that the Board will be happy to have you as a tenant and that you will keep the premises in such a manner as to be a credit to the City and our school.

Please give my very best regards to Burke Riley, to whom I am sending a copy of this letter.

Sincerely yours,

L.P.T.

Lucien P. Tribus
Legal Counsel

LPT:D
cc: Burke Riley, Esq.
Mr. Thos. P. Cox
Dept. of Educational & Medical Work ✓

4/13

March 25, 1959

Re: HAINES, ALASKA
(Kenneth L. Searcey Lease)

Robert Boochever, Esq.
Faulkner, Banfield & Boochever
P.O.Box 1121
Juneau, Alaska

Dear Bob:

I have just been advised by Burke Riley that he has withdrawn from private practice in Haines during public employment. Prior to his withdrawal Burke, as you know, was representing our Board in negotiating with Mr. Kenneth Searcey, the present Mayor of Haines, for a lease of a small area immediately adjacent to the boundaries of the present boat harbor. Mr. Searcey is very anxious to close this transaction, which has been pending for quite a period of time. I am sending you a copy of my letter of March 12, 1959 to Mr. Searcey with the request that you contact him and draft a lease for execution by D. Allan Locke, Treasurer of the Board. Mr. Muncaster will have to make the survey at Mr. Searcey's expense in order that you may be furnished with a proper description.

I also enclose copy of Burke Riley's letter to me of March 18th. Please note his suggestion with regard to Mr. Searcey.

Sincerely yours,

L-H T

Lucien H. Tribus
Legal Counsel

LHT:D
Enc.

cc: Dept.of Educational & Medical Work

Proj. Eng.

March 30, 1959

Mr. Lucien Tribus
Board of National Missions
156 Fifth Avenue
New York 10, New York

Dear Mr. Tribus: Re: Future Site for Health Clinic

At the last health council meeting, it was pointed out that in the future, it may be very desirable to have a new health building, and also it would be desirable to have it in a better location than the present building. Also, it was pointed out that another Alaskan City at the present time is paying a very high price for desirable properties for their new health building, therefore the council felt it would be to our advantage to look for a site at the present time which might be reserved for a future health building site. The two sites suggested, were beyond the school on Main Street, or south of the library on Third Avenue. Strangely enough, I was appointed as a one man committee to investigate this situation.

I have discussed this with Rev. Hartmann, and he and I are both of the opinion that such a plan could be beneficial to both the children's home, and to the church. Rev. Hartmann pointed out it is recommended in church building that a new church be placed as near as possible to public buildings. With this in mind, Rev. Hartmann felt it would be equally advantageous to have as many public buildings placed near the proposed future church site as is feasible. We would therefore suggest any three consecutive lots from Lot #1 to Lot #8 in Block #6 of Mr. Muncaster's 1956 survey.

Rev. Hartmann and I feel that if this area is acceptable to the health council, that it could be held as a proposed building site, renewable perhaps every five years at the request of the health council, but definitely not deeded to them until plans would be established to construct a new building, unless they are willing to pay the appraised value of the property. The reason for this is obvious, I think, but I will cite an example of what could happen. Several years ago, citizens of the community and outlying areas donated material and labor to build a hospital building. The building was completed and owned by the health council. The planned for hospital program fell through, and the building was sold, with the proceeds being used for other purposes. In my opinion, this was a misapplication of donated time and materials for the purpose of a hospital.

I feel an agreement to donate the land, if and when the new building is constructed would be in order, because the present health building is maintained through public taxes, and people in the outlying areas make contributions. At the last health council meeting, the Tank Farm personnel contributed $700.00 cash to the upkeep of the present health building.

Very sincerely yours,

WDW:ec
Cy: Gladfelter, Cleworth, Hartmann

William D. Wiley, Director

April 7, 1959

RE: HAINES, ALASKA

(Ltr.March 30, 1959 from
H.Willard Nagley, Jr. of Anchorage)

Mrs. Frank R. Young
Box 138
Haines, Alaska

Dear Mrs. Young:

Enclosed please find copy of a letter dated March 30, 1959 from a Mr. H. Willard Nagley, Jr., P.O.Box 579, Anchorage, Alaska. Will you please get in touch with Mr. Nagley and find out what tracts he may be interested in.

Sincerely yours,

L. H. T.

Lucien H. Tribus
Legal Counsel

LHT:D
Enc.
cc: Dept.of Educational & Medical Work ✓

April 7, 1959

RE: HAINES, ALASKA

Mr. H. Willard Nagley, Jr.
P.O.Box 579
Anchorage, Alaska

Dear Mr. Nagley:

We have sent a copy of your letter of March 30, 1959 to Mrs. Frank R. Young, Box 138, Haines, Alaska, who is our agent in Haines, and have asked her to send you a copy of the plat and a price list. A number of the properties have been sold so that if you are at all interested we suggest that you act rather promptly.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:D
cc: Mrs. Frank R. Young
Dept.of Educational & Medical Work

April 9, 1959

RE: HAINES, ALASKA

Mr. William D. Wiley, Director
Haines House
Haines, Alaska

Dear Mr. Wiley:

Thank you for your very comprehensive letter of March 30, 1959. I have sent a copy of your letter to the members of the Board's Real Estate Committee with the request that the Committee take action upon the suggestions contained therein. As soon as the committee has acted, I will advise you.

Sincerely yours,

L.H.T.

Lucien H. Tribus
Legal Counsel

LHT:D
cc: Dept.of Educational & Medical Work

Mr. William D. Wiley April 13, 1959

Katharine E. Gladfelter

Haines House Future Site for Health Clinic

I am somewhat concerned to see that Mr. Tribus has, without consulting our Department, written the members of the Board's Real Estate Committee about the proposal in your letter of March 30 about holding land for a new Health Building.

To a certain extent program is involved in your proposal, that is as to the location not only in the light of the property being held for a possible future church but also in the light of the site for any cottage we might wish to consider erecting. I believe, therefore, that it would be desirable, if, in the future, questions of this type are sent first to this Department rather than to Mr. Tribus.

There is, of course, no question about your other letter regarding the beachfront fill as this is clearly a property matter.

KEG:cmh

April 21, 1959

RE: HAINES, ALASKA

Robert Boochever, Esq.
Faulkner, Banfield & Boochever
P.O.Box 1121
Juneau, Alaska

Dear Bob:

Mr. Cox, the Treasurer and Miss Gladfelter have asked me to express their appreciation to you for your very fine report on the Haines situation. You have fully justified my own opinion which I expressed to the committee when I urged them to retain you to make this investigation. The report is excellent and will prove of great value. Please let me have your charges.

Sincerely yours,

LHT

Lucien H. Tribus
Legal Counsel

LHT:D

April 21, 1959

RE: HAINES, ALASKA

Health Bldg

Mr. William D. Wiley, Director
Haines House
Haines, Alaska

Dear Mr. Wiley:

So that you may have full information I am enclosing a copy of a docket item which I sent out to the Real Estate Committee dated April 9, 1959. The committee has directed me to advise you that the Board will be glad to give consideration to plans for a health building at Haines when such plans have been formulated provided that we may have any property left which may be suitable. The committee has no objection to three lots being selected in Block 6 but will not authorize their withdrawal from the market unless more definite plans are submitted than are now available. I would suggest that it might be well to pick out three consecutive lots and pay a deposit now and secure an option for the purchase of these lots at the current appraised value, the option to be good for three years.

Sincerely yours,

L. H. T.

Lucien H. Tribus
Legal Counsel

LHT:D
Enc.

Property Info.

April 21, 1959

Mr. Lucien Tribus
Board of National Missions
156 Fifth Avenue
New York 10, New York

Dear Mr. Tribus: Re: Former Mission property

I thought you might be interested in seeing this invitation for bids on the tract A 1, which is the government oil tank farm south of our Haines House farm. Standard Oil is presently leasing the property, and installation. I realize this is no particular concern of ours, but I thought you might be interested and might want the information for your files.

Very sincerely yours,

William D. Wiley, Director

WDW:ec
Enc.
CC: Katharine E. Gladfelter

April 21, 1959

RE: HAINES, ALASKA
(Kenneth L. Searcey Lease)

Robert Boochever, Esq.
Faulkner, Banfield & Boochever
P.O.Box 1121
Juneau, Alaska

Dear Bob:

In answer to your letter of April 14, 1959 with reference to the Kenneth L. Searcey lease, please be advised that as far as I am concerned I am content to let the matter wait; in fact, I hope the lease does not go through at all.

Sincerely yours,

L.H.T

Lucien H. Tribus
Legal Counsel

LHT:D
cc: Dept. of Educational & Medical Work

MAY 11 1959

DEPARTMENTAL CORRESPONDENCE
Department of Educational and Medical Work
Board of National Missions

TO: Miss Katharine E. Gladfelter **DATE:** May 6, 1959

FROM: William D. Wiley

STATION: Haines House, Haines, Alaska **SUBJECT:** Family Unit

We have still not received any final word on the rental or purchase of the Port Chilkoot building for our family unit. We are very anxious to have the final decision, so we can proceed with our planning and work. If the final decision is to rent rather than purchase the building, it might be wise to try and arrange to have the rent for the first six months or year to also serve as an option to buy. I mention this particularly, because two of the smaller officers' quarters on the top row have recently been sold for $10,000.00 each. I believe we need to act quickly and wisely, before losing this excellent opportunity.

WDW:ec

William D. Wiley

6/3 5/28

Mr. William D. Wiley May 13, 1959

Betty A. Isbister

Haines House Family Unit

As you know, Miss Gladfelter is away from the office on vacation and will not return until the first week in June. However, I realize from your letter of May 6 that there is a matter of urgency with regard to a decision re the rental or purchase of the Port Chilkoot building for your family unit.

After studying the correspondence which Miss Gladfelter has sent you, and in consultation with Miss Irvine, it seems to us that apparently Miss Gladfelter intended to approve going ahead with the family unit, since two sets of houseparents have been approved. After talking with Mr. Tribus this morning, I would suggest that you explore the possibility of renting the Port Chilkoot building and secure information as to how much the rent would be, the cost of possible purchase, and what it would cost to move one of the Officers' quarters to our property. Mr. Tribus mentioned that only his office and the Office of the Treasurer have authority to sign any option or lease for the Board. Therefore, we cannot commit ourselves in any way without working through his office. When you secure this information I will pass it on to Mr. Tribus and he informs me that he would be happy to draw up a lease if this would seem the thing to do.

By the time this information is received Miss Gladfelter will have returned and would be able to give you final approval concerning this matter.

BAI:md

BPO...

Property Info.

May 27, 1959

Mr. Lucien Tribus
156 Fifth Avenue
New York 10, New York

Re: City parking lot

Dear Mr. Tribus:

In reference to the city's request for a truck parking lot, I would like to describe accurately the area they are considering. They would like to begin at the Sixth Avenue right of way which the Board has already dedicated to the city, and extend across Lots 4, 3, 2, and perhaps 1 of block 2. The chief of police has expressed his concern to me over having large trucks sitting over night in the center of town. He is especially concerned about the gasoline tank trucks and the hazard which they create. The lot which they would like to use would not require too much clearing and they would, therefore, be willing to do it even for one summer's use. It would be my recommendation to approve this request on a year by year basis only since this area is a desirable location to withdraw for one of our family units in the near future.

Very sincerely,

William D. Wiley, Director

WDW:mk
CC: Miss Gladfelter

Mr. William D. Wiley June 4, 1959

Katharine E. Gladfelter

Haines House Family Unit

I am sorry to discover, on reviewing recent correspondence about the family unit which came in while I was on vacation, that we apparently left you "dangling" with respect to the final authorization.

As I wrote you on February 13, the Board authorized us to experiment with the proposed family residence by renting one of the units at Fort Chilkoot. I indicated that information about costs would be needed and when you sent this and I wrote you on April 27 that we had increased the Haines House asking for 1960 somewhat since you did not seem to have included all of the items of additional expense for the family unit, such as rent, fuel, power and light, however, I failed to say that you could now go ahead to make arrangements for renting. This letter is now, therefore, your authorization to proceed.

As Miss Isbister pointed out in her letter of May 13, only the Treasurer has the authority to sign any option or lease for the Board. Therefore, when you have worked out the terms with Mr. Heinmiller the document should be sent to this office for processing. Mr. Tribus could prepare the lease once the terms are agreed upon.

We hope that Mr. Carson will be able to take a look at the former officers' quarters at Fort Chilkoot while he is in Alaska and advise as to their general condition and useability. We cannot consider purchasing at the present time however, since Board approval was given only for an experiment with a family unit in rented quarters. In other words, the Board wants to be sure that this is the right step before making any substantial capital investment.

KEG:md
cc: Mr. Carson

7/14

DEPARTMENTAL CORRESPONDENCE
Department of Educational and Medical Work
Board of National Missions

TO: Miss Betty A. Isbister **DATE:** June 4, 1959

FROM: William D. Wiley

STATION: Haines House **SUBJECT:** Family Unit

In answer to your letter of May 13, all of the information which you requested has been sent to your office on several different occasions. The only new idea is that of moving the officers quarters to our property. I think that the building is far too large to be moved with any equipment in the local area, and if it could be moved, then the cost of a new foundation and the cost of moving the building would probably be greater than the entire cost of the building which has been quoted to us. Finally, we are not interested in moving the building onto our property as one of the important values of the family unit will be in having an off-campus unit.

Now that Miss Gladfelter is back in the office, and ~~new~~ that all of the necessary information has already been submitted, I hope we may soon have a decision so we can move forward here.

WDW:mk

William D. Wiley

Mr. Lucien H. Tribus
Katharine E. Gladfelter
City's Request for Truck Parking Lot
Haines, Alaska

June 8, 1959

I have just seen on my return to the office the copy of Mr. Wiley's letter to you of May 27 about the lot which the city would like to lease for the parking of large trucks.

I have checked Mr. Muncaster's survey and feel that the area proposed for leasing is entirely too close to the center of town and to the public school. Mr. Wiley mentions in his letter that the Mayor is especially concerned about the gasoline tank trucks and the hazard which they create. This being the case, any parking area which is leased should be at the far end of our property rather than so close to dwellings, stores and the public school.

In general, I took a dim view of any lease to the city, remembering as I do the difficulty relative to the garbage dump!

KEG:md
cc: Mr. Wiley

Katharine E. Gladfelter

6/11 – Miss Conrad has Survey No. 2.

c.j.

Put with new 6/c (?) memo

To Mr. ~~Tilney~~ Tilney re Lot

Noted, pasting Lot "Pue"

the survey attached to this

& return to L&C. ✓ N.G.

June 8, 1959

Mr. William D. Wiley, Director
Haines House,
Haines, Alaska.

RE: HAINES, ALASKA
License for Parking Lot. (Lots 1, 2, 3, & 4, Block 2.)

Dear Mr. Wiley:

This is with reference to the city's request for a truck parking lot.

Because of the hazards involved, there is concern here that gasoline tank trucks at the proposed location would be too close in proximity to the school, dwellings and stores.

We will give careful attention to any further suggestions.

Yours very truly,

William T. Halbrook
Legal Department

WTH:jc
cc: Miss Louetta Ward, City Clerk

Mrs Glenfelter
KS
4/c

Rec'd
H.H.

June 9, 1959

RE: HAINES, ALASKA
Parking - Fuel Trucks

Miss Loretta Ward, City Clerk
Haines Common Council
Haines, Alaska

Dear Miss Ward:

I want to write to you personally concerning your request on behalf of the City of Haines for the use of the Board's property for the parking of fuel trucks. I took the matter up with our Real Estate Committee and they felt that the lots which you selected were far too close to the public school. You may recall that just recently in Pennsylvania a fuel truck exploded and killed a substantial number of people, some of whom were three hundred yards away. This Board has always, as you know, been cooperative with the City and if you can select a site much further down the road where there is no danger, I will be happy to present the matter again to the Committee for consideration. I thought that you would like to know that Mr. William P. Wiley also wrote in a request in support of yours. I suggest that you give careful study to the map of the Haines property and see what can be done about another location.

Let me hear from you.

Sincerely yours,

Lucian H. Tribus
Legal Counsel

LHT:D
cc: Mr. William P. Wiley
Ed. Thread.

THE PORT CHILKOOT COMPANY
PORT CHILKOOT, ALASKA
"Gateway to the Interior"

PRESIDENT-MANAGER
CARL W. HEINMILLER

June 12,1959

Mr.William Wiley,Director
Haines House
Haines,Alaska

Dear Mr.Wiley:

As per our conversation we offer the following terms as to the rental of either side of a duplex known as No.4-5:

Rental of one side...$100.00 per month
" " both sides..$200.00 " "

Two years contract, with option to purchase .

Immediate purzhase $12,000.00 on outright basis.

Date of contract to be Aug.1,1959

We will supply paint for the interior if your group will supply the labor.

We would like to point out that this building is on the tax roll at $24,000.00. This is merely to show the immediate purchase price is very low.

From what we hear and know of the"cottage housing" plan, we believe it to be an excellent move. This concurs with a study made last year by Prof.Charles Ray of the U. of Alaska, entitled, "A Program of Education for Alaska Natives". Prof. Ray's study showed a definite need to do away with dormatory style housing for natives brought in from outlying areas.

Very truly yours,

PORT CHILKOOT COMPANY

Carl W.Heinmiller
President

CWH/p

Property Acct.

JUL 9 1959

DEPARTMENTAL CORRESPONDENCE
Department of Educational and Medical Work
Board of National Missions

TO: Katharine E. Gladfelter **DATE:** July 3, 1959

FROM: William D. Wiley **CC:** Mr. Carson & Mr. Tribus

STATION: Haines House **SUBJECT:** Family Unit

Enclosed you will find the agreement which I have made with Mr. Heinmiller for leasing the building at Port Chilkoot. A two year lease was Mr. Carson's suggestion and I am in agreement with that. I set the date at August 1st so this would give us an opportunity to clean the building, move furniture into it, put up curtains and draperies, and etc., and be ready to occupy it when the staff returns from the Fairbanks Conference.

There is one question Mr. Carson had which is not included in Mr. Heinmiller's letter, that is the size of the lot. The lot extends from the street in front of the building to the alley immediately behind which is approximately 100', and it starts at the half way point between the houses on either side, which is approximately 145' across. Mr. Heinmiller said that the ground across the alley and extending all the way back to the cannery road could be used, or may be purchased if we so desire at extra cost. I do know the long range plan for the parade field is to keep it open as it now is, providing a large play area for all the children at Port Chilkoot.

I hope that the lease can be drawn up and returned quickly so that Mr. Heinmiller can have the plumbing reconnected and have the furnace operating before he leaves the first of August with the Indian Dance Team. also heats the hot water

WDW:ml
Enc.

William D. Wiley

P.S. I am sorry this correspondance is so slow in getting to you, but our summer secretary just arrived this Monday.

Property Att-

Mr. Lucien H. Tribus--LEGAL COUNSEL
Betty A. Isbister
Family Unit, Haines House, Haines, Alaska

July 10, 1959

Attached are the terms as to the rental of either side of the duplex known as No. 4-5. If everything is in order would you proceed with having the lease drawn up so that we may send it to Mr. Wiley as quickly as possible. He would like to have Mr. Heinmiller to have the plumbing reconnected and the furnace operating before the first of August.

Mr. Wiley reports that the lot extends from the street in front of the building to the alley immediately behind which is approximately 100 feet, and it starts at the half way point between the houses on either side, which is approximately 145 feet across. Mr. Heinmiller has said that the ground across the alley and extending all the way back to the cannery road could be used, or may be purchased if we so desired at extra cost. The long-range plan for the parade field is to keep it open as it now is, providing a large play area for all children at Port Chilkoot.

BAI:md
Att.
cc: Mr. Carson
Mr. Wiley

BOARD OF NATIONAL MISSIONS

OF THE UNITED PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA

156 FIFTH AVENUE, NEW YORK 10, N.Y. ALGONQUIN 5-5000

Rental: Family Unit

July 29, 1959

William Wiley
Haines House
Haines, Alaska

RE: PORT CHILKOOT COMPANY
Lease, Port Chilkoot, Alaska.

Dear Mr. Wiley:

Enclosed is lease for rental of duplex No. 4-5. Our understanding is that it is for one side at $100 per month.

The cash price on the option to purchase is blank for further attention. Term dates should be filled in.

Please return the blue bound executed lease for our files.

Yours very truly,

William T. Halbrook
Legal Department

WTH:jc
cc.
Katherine Gladfelter
Mr. Carson

8/3
I saw the lease 7/31 and made one minor suggestion — A:9

August 7, 1959

RE: HAINES, ALASKA

Mr. William D. Wiley, Director
Haines House
Haines, Alaska

Dear Mr. Wiley:

I have been negotiating for the sale of some of our property in Haines with Mr. E. Willard Nagley, Jr., P.O.Box 579, Anchorage, Alaska. Recently I received a letter from Mr. Nagley stating that he was desirous of starting a motel in Haines. As you will note from my reply, I have some doubts of the advisability of such an establishment. Certainly I do not want a motel near Haines House; and unless we can be assured that it will be very properly run, I just as soon not have it at all. I thought you might discuss this matter with the church people and get their reaction.

Please let me hear from you.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:D
Enc.
cc: Miss Katherine F. Gladfelter
Mr. Thos. H. Cox

August 7, 1959

RE: HAINES, ALASKA

Mr. H. Willard Nagley, Jr.
P.O.Box 579
Anchorage, Alaska

Dear Mr. Nagley:

We are enclosing herein a map which we have marked showing the parcels that have already been sold. One of the principal developers of Haines is Mr. John J. Schnabel, who has constructed a fine hotel on Main Street and also a number of other buildings which have greatly improved the Town of Haines.

We note from your letter of July 22, 1959 that you are desirous of establishing a motel. We would not be interested in selling any of the lots in Block 6 for this purpose because we feel it would not be advisable to have a motel so close to our school. Secondly, we are also of the opinion that you should take up your request with the Planning Commission of the City of Haines for the reason that we do not want to accept an offer until such a proposal has been cleared with the Planning Commission. In selling the church property we have tried at all times to be helpful to the City of Haines and to the businesses already established there. I do not know whether a motel would interfere with the operation of Mr. Schnabel's hotel. We would also want to be assured that if you did construct a motel in Haines that it would be run conservatively and that no liquor would be served or sold on the premises.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:D
cc: Mr. William D. Wiley
Miss Katherine V. Gladfelter
Mr. Thos. B. Cox

September 11, 1959

RE: HAINES, ALASKA

Mr. J. B. Warrack
J. B. Warrack Company
400 Second Avenue West
Seattle 99, Washington

Dear Mr. Warrack:

I submitted the question of the sale of some of our Haines property to you for the purpose of having same used for a site for a motel, to our Real Estate Committee. After very careful cons deration the Real Estate Committee did not give its approval. If you would be interested in buying the lots for the purpose of erecting a bank building, a shoe repair shop or a bakery, we would be very much interested. There is no modern shoe repair shop, so far as I know, in the entire southeastern part of Alaska. I believe such an establishment would do a very good business. There is, however, an excellent hotel in Port Chilkoot and also in Haines.

We appreciate your interest.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:D

CITY OF PORT CHILKOOT

PORT CHILKOOT
ALASKA

"Gateway to the Northwest"

RECEIVED
19
PUBLIC LANDS & PROPERTY

OFFICE OF THE MAYOR

Sept.18,1959

Mr.Lucien H.Tribus
Board of National Missions
156 Fifth Ave.
New York,10,N.Y.

Dear Mr.Tribus:

This has been a rather hectic summer, quite a lot of "nothing" was accomplished by both cities, and the joint-planning board. The economy has gone to pieces and we hope for a better future than has been indicated. The only healthy outlook is that the bar owners and the like are dropping out of the political situation which may become a healthy thing for the whole area.

The Haines Chamber of Commerce is fairly well organized and John Dobler is the President, of co-Chairman, with Dr.Phil Jones the other chairman. I foresee some fine work down by them.

Most of us over here, and many in town(Haines) are anxious to plat the city and limit certain lands, eliminate shacks, trailers, and the like. Now that winter is coming on, I believe the "planners" in the city and HC will bestir to develop something. There is money availble thru government sources to do this work, but it must be instigated. I will check on it, and let you know. Recently, the Port Chilkoot Co.had Bill Manchester prepare a plat on most of our property. It would be a good idea to tie it in with your layout and Haines. I believe we could get some connecting roads between the Haines Highway, the Mission land, and Port Chilkoot. It would also develop some much needed work.

The main point is that the commission would have to be assured somehow, that the three main groups be represented and that little delay come from the need of the Nat'l Board office to act without months and almost years of inaction. I'm being frank without meaning to be unfriendly, as I'm not. The three groups being Haines, the Mission and City of Port Chilkoot. In other words, if we could submit a plan, have it agreed to and acted upon without too much delay by any of the three members, or main groups, it would be something that could bring about a faster development of the area. Plus, stop any slipshod type of expansion.

You may know that I have put most of my time into Alaska Youth,Inc. which took a group of 11 teenagers to N.M. for the Inter-tribal Indian Dances there and won the Grand Prize. This proves that the Indian young adults can aid in the development of a good economy in the tourist business. However, I've spent about $10,000 in two years not including donating half our parade proceeds to Alaska Youth,Inc.

I'd like to hear your thoughts on my remarks on the planning commission.

Best regards,

Carl W.Heinmiller

CWH/r

Property info.

SEP 29 1959

September 25, 1959

RE: HAINES, ALASKA

Mr. J. B. Warrack
J. B.Warrack Company
400 Second Avenue West
Seattle 99, Washington

Dear Mr. Warrack:

After giving careful consideration to your letter of September 14, 1959, the Real Estate Committee of this Board is willing to negotiate a sale with you with the understanding that you will erect and operate a motel in the event you decide to purchase some of our property. In your letter of August 20, 1959 you mentioned two locations, one being Lots 6, 7, 8 and 9 of Block B, and the other, Lots 1 through 6 of Block C. The prices of these lots are as follows:

Lot B, the corner lot.....	$5,000.00
Block B, Lot 7.....	1,250.00
" B, " 8.....	1,000.00
" B, " 9.....	1,000.00

so that we can sell you four lots at a total price of $8,250.00; and

Block C, Lot 1.....	$1,250.00
" C, Lots 2, 3, 4 & 5.....	1,000.00 each
" C, Lot 6.....	1,250.00

making a total price of $6,500.00.

Locations are bet. Third Ave & Second when put through.

I would be happy to hear from you at your earliest convenience.

Sincerely yours,

LNT

Lucien N. Tribus
Legal Counsel

LNT:D
cc: Dept.of Educational & Medical Work

General Att.

SEP 28 1959

Prop

H-6

BAD

15

September 25, 1959

RE: HAINES, ALASKA

Mr. Carl W. Heinmiller
Port Chilkoot
Alaska

Dear Mr. Heinmiller:

Thank you very much for your letter of September 18, 1959. I am having copies of it made and am sending them out to my Real Estate Committee. I believe your point regarding the necessity of a conference with a properly organized planning commission which would represent Haines, the Board of National Missions and the City of Chilkoot, is very well taken. I think that I can assure you that as far as the Board is concerned, there will be no long delay in sending a representative to meet with the commission. Mr. Thomas R. Cox, the Chairman of our Real Estate Committee, is very sympathetic to proper planning. The Board now realizes the problems which the development of Haines represents to a far greater extent than it has in the past.

I am glad to know that you have confidence in Mr. Dobler as he is now representing us at Haines as our real estate agent.

I share your views also that Haines and Port Chilkoot should be tied up by connecting roads.

I much appreciate your tip about Mr. Jones and I will refer the information to Miss Katherine E. Cladfelter, Secretary of our Department of Education and Medical Work.

Sincerely yours,

Lucien H. Tribun
Legal Counsel

LHT:D
cc: Miss Katherine E. Cladfelter
Mr. Thos. R. Cox

THE PORT[illegible]T COMPANY

PORT [illegible] ALASKA

"[illegible]terior"

PRESIDENT MANAGER
CARL W. HEINMILLER

Oct.7,1959

Mr.William Wiley
Haines House
Haines,Alaska

Re: Building No.4-5

Dear Bill:

While I've been trying to get over to see you on Bldg.No.5 (a part of the duplex No.4-5) it seems so manythings have stopped me. However, I wanted to explain a needed change in our thinking on the building due to both "controlled advice" (a nice way of saying the bank's mortgage is all-powerfull) and some points we hadn't quite realized.

I believe that we can only offer"first option to buy" on the building altho would be happy to sign a term contract. Here is the problem, under the present set-up of renting half the building at $100 a month, which is of course, less then half the usual rent, we find that to rent the No.4 side, we must fix it up and to do so would cost us considerable money. However, we hesitate to do this with a set punchase price figure established on the entire building.

Also, in the meantime, we can not plan on the use of the whole building, while renting one side, nor even the half not in use. We have had an opportunity to rent the other half but the people wanted assurance that they could have a term contract, which couldn't be done with a contract on the ~~other side~~, and with no assurance to these people that their rent wouldn't be raised, or that they wouldn't be evicted.

I believe we will have to do a little more thinking on the subject and I'm sure your attorneys can give us a better idea on a compatible agreement.

By the way, we had a stack fire in a trailer this a.m. and I was happy to see Mr.Barrett from No.5 rush right down there and help. We have also sold House No.1 to Mr.McQueen, the highway patrolman. As our taxes are equal to our gross income, we were happy to make this move. Looks like we might sell out our income property and still have taxes to pay. Also, I was real happy to see the results of the election in the area. Of course, this will require the new people to do a better then average job. Real shocking also to hear that burned city records were found dated 1957 and 1958.

Yours,

PORT CHILKOOT COMPANY

Carl W.Heinmiller
President

CWH/p

November 9, 1959

RE: HAINES, ALASKA Property

Mr. John D. Dobler
Dobler Insurance Agency
P.O.Box 162
Haines, Alaska

Dear Mr. Dobler:

This will advise you that we will be happy to sell Lots 5 and 6 in Block C to John J. Schnabel at a total purchase price of $2,250. Mr. Schnabel has been a past customer of ours and I have found his credit to be 100%. I would suggest therefore that we handle this transaction on the basis of 1/3 cash and the balance to be secured by a purchase money mortgage bearing interest at 5%, interest and amortization to be paid in semi-annual instalments over a period of five years. We will have the mortgage instrument prepared by our attorney in Juneau, Mr. Robert Boochever, who is receiving a copy of this letter. I suggest that this agreement be consummated immediately in view of the fact that there is another party definitely interested in the same property.

I am very glad to know that you, Mr. Wiley and Carl Heinmiller are on the Planning Commission. I hope to have the pleasure of meeting with you in the spring.

Incidentally, please have the Treasurer of the City send the Board the rent for the boat harbor lease. We have written on a number of occasions but as yet have not collected the $25.00. This is a serious matter and the City should not delay in remitting the amount due.

Sincerely yours,

L.N.T.
Lucien N. Tribus
Legal Counsel

LNT:D
cc: Robert Boochever, Esq.

NOV 27 1959

November 19, 1959

Mr. Lucien H. Tribus
475 Riverside Drive
New York 27, New York

Dear Mr. Tribus:

I realize that I'm a little slow in answering your letter concerning the requests of Willard Nagley establishing a motel in Haines. I have now talked to Rev. Hartmann and Miss Gladfelter, and also to Mr. Schnable. None of us know of any reason why a well run motel should not come to Haines, if any party feels there is sufficient need to warrant the investment. In your letter to Mr. Nagley, you stated that lots in Block would be too close to our school. I don't know whether you were referring to Haines House, or to the Public School. If you had reference to Haines House, it would not be close enough to effect our program in any way in which we can now foresee. In fact, Miss Gladfelter and I both felt that along the highway in Block 6 would be a very desirable location. I don't believe we would want the motel in Block B or C. If you had reference to the public school, then I feel it would be advisable to take the matter to the school board before turning the request down, since any land being developed along the highway might actually assist them in developing their own playground area.

Our main concern in your letter to Mr. Nagley, was your concern as to whether or not a motel in Haines would interfere with Mr. Schnabel's Hotel business. My frank and very strong opinion on this is that the church has no place whatsoever in refusing sale of property on the basis of supporting or protecting any existing free enterprises. Mr. Schnabel felt strongly the same way, and stated that he always welcomes competition. He also stated that the few rooms which he has, and the hundred or so rooms that the Halsingland Hotel had would not begin to take care of the heavy tourist traffic anticipated in this area in two or three years with the proposed ferry system.

I believe that I should mention here that Mr. and Mrs. Loosli who have been talking about establishing a marineways and boat service station along with their present automotive garage, came to me about a year ago to stop any action on leasing property to Mr. Searcey for the same purpose. I told them that my feeling was that the church was not in a position to stop or hinder any legitimate business for the sole purpose of protecting other businesses. After discussing it, they were in full agreement that we should not withhold Mr. Searcey's lease purely for their benefit, and that if he succeeded in installing a marineways, they were going to give him the stiffest competition that they possibly could. I personally felt this was a very healthy attitude. I hope this answers your questions in this matter.

Very sincerely yours,

William D. Wiley, Director

WDW:ec
CC: Keg
Thomas R. Cox
Rev. Hartmann

Mr. William Wiley November 24, 1959

Katharine E. Gladfelter

Haines House Lease - Port Chilkoot Building

This is to acknowledge the copies of Mr. Heinmiller's letter to you of October 7 relative to the building at Port Chilkoot for which we had started to negotiate a lease contract.

In view of Mr. Zinck's instructions to remove the children from this building, with the likelihood that the Marshall, when he visits will not approve it for housing children, it looks as though we are very fortunate in that the lease was not actually signed. In any case, we will, of course, do nothing further about it until we have received the Fire Marshall's report.

KEG:tc

Mr. Lucien H. Tribus
Katharine E. Gladfelter
Lease--Port Chilkoot Building

November 2[illegible], 1959

4
BAD

This is to report a delay in the signing of the lease for the residence at Port Chilkoot to be used by Haines House.

Please do not follow up on this as the matter is in Mr. Wiley's hands and the decision hinges on whether the Licensing Agency will approve the building for our use.

KEGmd
ccs: Mr. Galbrook
Mr. Wiley

Katharine E. Gladfelter

November 28, 1959

RE: HAINES, ALASKA
(Conveyance of Lots 5 & 6, Block "C"
to John J. Schnabel)

Robert Boochever, Esq.
Faulkner, Banfield & Boochever
P.O.Box 1121
Juneau, Alaska

Dear Bob:

This will acknowledge receipt of copy of your communication of November 17, 1959 to my good friend John Schnabel.

The Board of National Missions has changed its name by amendment pursuant to the provisions of an act effective March 18, 1959, Chapter 18, Laws of New York 1959, copy of which I enclose herewith.

Most likely a certificate of the change of name should be filed in the District Recorder's Office in Haines. If this is necessary, I suggest that you file the enclosed certificate.

Obviously the note and mortgage should be amended by the insertion of the word "United" in front of the words "Presbyterian Church...." Our deed to Mr. Schnabel will be similarly executed.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:D
Enc.
cc: Mr. John J. Schnabel

Miss Gladfelter
Mr. Wiley
BAD

December 2, 1959

RE: HAINES, ALASKA

Mr. William D. Wiley, Director
Haines House
Haines, Alaska

Dear Mr. Wiley:

Thank you for your letter of November 19, 1959. Since writing you in August I have sold Lots 5 and 6 in Block C to Mr. John J. Schnabel, who apparently is working with Mr. Willard Hadley.

I wish to make myself clear on a point about which you seem concerned and that is, I am just as much in favor of free enterprise and free competition as you are or anyone else. Just as Protestant churches exercise comity in selecting church sites so that there will not be too many Protestant churches in any given area, so our Real Estate Committee exercises the same kind of judgment in trying to control the sale of our property in Haines.

In order to properly administer the sale of our Haines property I am in hopes that a proper city planning commission will be set up in Haines and that it will promulgate zoning regulations. I understand that you and Carl Heinmiller are members of this committee and I assure you now that we in this office will be happy to cooperate with the decisions of the committee.

Mr. Thomas F. Cox is the Chairman of our Real Estate Committee and has read this letter before mailing and approves of its contents.

Sincerely yours,

Lucien T. Tribus
Legal Counsel

LTT:D
cc: Rev. Henry D. Hartmann
Mr. Thos. F. Cox
Miss Katherine E. Gladfelter ✓

1/28

Mr. Tribus
Miss Gladfelter
Haines House, Haines Alaska
Original Property Deed

December 11, 1959

When I visited Haines recently, a question was raised about any terms of the original deed of the property to the Women's Board of Home Missions.

I shall appreciate it, therefore, if you will check this and let me have any available information as to any restrictions, requirements, qualifying phrases, etc.

Katharine E. Gladfelter

KEG:tc
cc: Mr. Wiley

Prop atten

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO The Department of Education and Medical Work
FROM William H. Irvine, Legal Department
RE:

DATE December 23, 1959

Haines House Property
Original deed

In your memorandum of December 11th, you inquired concerning the possiblity of restrictions for qualifying phrases in the deed to the Women's Board of Home Missions for the property at Haines, Alaska.

The Board of Home Missions of the Presbyterian Church in the United States of America acquired title by a fee patent from the United States of America pursuant to an Act of Congress of June 6, 1900--31 Stat., 330. The patent was issued on September 16th 1912 has No. 291865 and was recorded in Skaquay District on October 14, 1912 in Volume 9 of Deeds, at Page 33-34.

The patent to the Board of Home Missions provides that the title may be transferred to the assigns or successors of the Board of Home Missions, and there are no restrictions what so ever in the patent which we have on file.

William H Irvine

William H. Irvine

HAINES HOUSE PROPERTY

HAINES, ALASKA

Description of Property

Land - Approximately 232 acres - value $80,000.
Divided as follows:

Campus	10 Acres	
Farm and Pasture	16 acres	Less acreage sold
Other	200 acres	and disposed of

Buildings	Value including Equipment
2 Dormitories	$153,200.
2 Residences	27,525.
Miscellaneous	21,891.
	$202,616.

Church and Manse also on property

Property disposed of		Proceeds
1924-1948 Deeded to School Board	24 acres	none
1941 Road right of way	7.6 acres	none
1945 Condemned by Government	25.4 acres	$2,500.
1950 Condemned by Government A.C.S.	2 acres	1,875.
1956 Deeded to School Board for playground	2 acres	none

Property sold 1951 - 1956

1948 Deeded to Erik Oslund .5 acre 1,000.

	Triangle bet beach & cutoff Sold to	Purpose	Price
5/51 Lot B-5 cor. 3rd & Main	Haines Lumber Co. (John Schnabel)	Building Material Store building	$2,000.
12/52 Lot B-4 Main	"	"	$1,500.
3/53 Lots B-2 & 3	H. Wilson	Drug store	$3,000.
4/55 Lot B-1 *	John Schnabel	Store	$3,500.

*Later Mr. Schnabel exchanged lot B-1 with Mr. Wilson for lot B-3

Requests to purchase

1948	Alton Nelson (Erik Oslund) (request repeated frequently in following years)	Land for additional storage tanks Opposite land ~~now~~ then renting - purchased Cates ##
1949	Union Oil Co.	200' x 200' warehouse & tanks Same land as above Opposite Standard Oil site
1949	Port ChilRoot Terminal Co.	So.E. Corner 3rd & Main sold to Schnabel Offices of Terminal-taxi filling station etc.
1949	P & M Trading Post	Bet. 2nd & 3 - cor. or inside lots Transportation office also store sold

HAINES HOUSE PROPERTY

Requests to purchase - Page 2	Property desired	Purpose	Offer
~~2/50 Goleman~~	~~Bet. 2nd & 3rd~~ property sold Newspaper-		
5/51 R.C. Johnson, Juneau	Cor. lot & adj.lot on Main St. Offer withdrawn	Bank Bldg. Confidential	$2,000
7/51 Connors Motor Co., Juneau Mrs. Beulah Lee	Main bet. 4th & 5th 200' x 100' Advised property not yet surveyed	Garage	$2,000
12/52 Heinuller	Re Lots B, B-1 only B available now		
3/53 Harry Wolff	Property on Main St. Further infor. requested-none received.		
9/53 Howard Robinson	West end of property bet. Main & Government warehouse area 230' x 525'	Tourist court	$800.
9/53 Mr. & Mrs. Seltenreich Fairbanks	Main & 2nd Ave. 2 lots if not available might consider lots near 4 Av. We suggested they make a higher offer	Variety store	$1,400 ea. 500 or 600 per lot
11/53 Mr. Joseph Laska thru Messenger Pac. 1st Fed. Savings	B-1 sold	Some type small business	$2,000
	Not encouraged as type of business not given. Probably wants to hold for speculation.		
11/53 Mr. Schnabel Haines Lumber Co.	* Lots 52' x 105' back of present holdings B-4&5	Warehouse	$500.
11/53 Mr. Tom Morgan Columbia Lumber	& 3rd & Cutoff 500' on 3rd x 600 on Cutoff Might overlap some land desired by school	Building materials Store	Long term lease
11/53 Mr. & Mrs. Lewis	Property at west end of land bet. Main & Cutoff same land as suggested by Mr. Robinson	Tourist camp	Buy or long term lease
12/53 Alton Nelson (Erik Oslund)	# So. of highway opposite Oslund tract near Beach	Oil storage	
12/53 J.B. Warrack	Area between town & barracks about 5 acres	Housing development	
1/54 Haines Development M. Young	Main & 2nd Lots B, (B-1) sold	Building	$3,500
1/54 Alton Nelson (Erik Oslund)	# Request for permission to move warehouse across road from Oslund land temporarily would move if desired with 45 hr. notice		

HAINES HOUSE PROPERTY

Requests to purchase - Page 3	Property desired	Purpose	Offer
2/2/54 Thomas Morgan Columbia Lumber &	Strip on side of highway heading out to airport w. of street leading to town.	Lumber yard	Sale or long term lease
7/6/54 John Dobler Crown Life Ins. Co. Juneau, Alaska	Main St. bet. 2nd & 3rd Ave. only lot left	Office	Option
3/29/55 M. Gene Sneed Box 47, Haines	Just beyond the A.C.S. 100' x 100'	Concrete & block tile business	Sale or long term lease
1953 & 1956 Presbyterian Church	Adjoining present location & extending to 2nd Ave. or So. on 3rd Ave. bet. Main & Cutoff Also parking area	New church building	
1956 * John Schnabel	52½' front on 3rd Ave. Depth 150' (instead of 1953 request)	Lumber yard	